

Fair Housing 101 4/1
Questions during conference

From Chat

from Francis Bernabe to host (privately): 10:21 AM

Is there a time limit for respondents to reply with the Pre-Determination Settlement offered? I have submitted my offer more than a month ago but have yet to receive a reply.

from Michele Taan to host (privately): 10:26 AM

Does it apply to an established homeowner in a condo?

from Geanine Keaunui to host (privately): 10:37 AM

Do these protections protect tenants and or homeowners living in an association? Sometimes association house rules inadvertently discriminate against cultural practices.

from Beth Ivey to host (privately): 10:37 AM

and Foster Care?

From JoDee Hunt – 10:40 AM

Drug addiction and alcoholism is considered an IMPAIRMENT or disability????

from Jocelyn Doane to everyone: 10:42 AM

Will future sessions go over when preference can be provided to families with children (familial status), elderly families, singles that are elderly/disabled - which is what housing authorities often times do

from Stanley Fujimoto to host (privately): 10:44 AM

Does Fair Housing apply to a privately-owned property, e.g., does there need to be some kind of State action?

from Catherine Rehberg to host (privately): 10:48 AM

Are we allowed to share this PowerPoint/certain slides with our clients or on our website as a source for buyers to help them feel informed and to demonstrate our Fair Housing advocacy as agents?

from Genevieve Anderson to host (privately): 10:51 AM

Will there be a session with information directed at AOA communities specifically and not directed mainly at real estate transactions? If so, please advise.

from Stanley Fujimoto to host (privately): 10:56 AM

Can the City or State give a preference to a larger-size family to a larger-size unit (such as a 3-br unit), e.g., does a single-person household have the same right to that unit that a 3- or 4-person household has?

from Trinette Furtado to host (privately): 10:59 AM

Legal Aid Society of Hawai'i used to have anonymous investigators that applied at properties alleged to be discriminatory in selecting tenants. Is anything like that still available for those who feel they are being discriminated against, BEFORE a formal complaint is filed and documented?

from Alafau Muafono to host & presenter: 10:59 AM

Are homeless shelters programs considered landlords?

from Amberlyn Castro to host (privately): 11:00 AM

In the event where the owner resides on property, in what instances can they discriminate and when does discrimination get them into trouble?

from Alejandra Rodas to host (privately): 11:01 AM

How are landlords and other neighbors protected against tenants who have shown racist behavior/ made racist comments?

from Nani Watanabe to host (privately): 11:04 AM

Does Fair Housing cover wheelchair users? These individuals face challenges when finding accessible housing.

from Teresa Nelson to host (privately): 11:04 AM

Does FH apply to a home owner with an attached home/duplex for rent?

from Catherine Rehberg to host (privately): 11:04 AM

Technically is EVERY citizen considered a protected class if they perceive they experienced discrimination (i.e. a white male believes he was denied the purchase for being haole - this is a hypothetical question)

from Kathleen Kenney to host (privately): 11:04 AM

Is the PowerPoint available to download? I don't see it under Event Info. Mahalo.

from Trinette Furtado to all panelists: 11:05 AM

Does the Fair Housing Act cover those who require marijuana as part of their medical regimen and grow it, to minimize their monthly medical costs? Does the Act cover those who is discriminated because of their registered service animal? What about those with a registered emotional support animal?

from Evelyn Dereas to host (privately): 11:05 AM

So some of the housings won't accept felons, does not that considered a violations of the fair housing?

from Jesse Johnasen to host (privately): 11:05 AM

I have kids under the age of 18 staying out late every night. Kids that is 6 years old to 15 years old. We recently had a scare where an unknown male was chasing 3 teen girls and then later chasing kids that were younger. I wanted to send out a letter to parents that all kids under the age of 18 must be home by 8 PM unless accompanied by an adult. Would I be crossing the line with HUD for discrimination?

from Lucy Parkin to host (privately): 11:06 AM

What is the understanding of emotional support animals in the light of Fair Housing, is it a protected class?

from Alejandra Rodas to host (privately): 11:06 AM

Do these laws apply to individuals who rent single rooms as well?

from Lisa Wond to host (privately): 11:06 AM

Darrell, your words sound muffled.

from Sandie Wong to host (privately): 11:07 AM

If you have a Session on AOA's, pls. provide me info. to sign up. I definitely would be interested in that Session.

from Francis Bernabe to host (privately): 11:07 AM

Is harassment considered a chargeable offense under the Fair Housing Act?

from Karin Riedel to host (privately): 11:07 AM

Sorry, I can't find the power point. It didn't show for me when I clicked on the "view info" box...

from Nani Watanabe to host (privately): 11:09 AM

I can hold my questions on disabilities to later.

from Melanie Boehm to host (privately): 11:09 AM

Follow up on Jelani's response to the question about substance use disorder...to be covered under Fair Housing, how is substance use disorder as a disability defined? Does the individual need to demonstrate proof of enrollment or completion of treatment as opposed to an active untreated use behavior?

from Karin Riedel to host (privately): 11:09 AM

Could you please send me the link for the PowerPoint? Also was this session being recorded? I would like to revisit some parts that I missed. Mahalo!

from Maile Perreira to host (privately): 11:09 AM

What about composition requirements, would that be a fair housing issue?

from Jade Sohriakoff to host (privately): 11:12 AM

Does section 8 have its own set of laws for fair housing?

from Francis Bernabe to host (privately): 11:14 AM

Can housing managers/agents apply different housing regulations to various groups like veterans versus federal employees or active duty military in the same housing location?

from Julie Tanner to all panelists: 11:15 AM

Can a Landlord state that they do not allow pets and include therapy or service dogs?

from Jade Sohriakoff to host (privately): 11:17 AM

Do you have any known mnemonics to memorize the categories of protected federal and state classes for the real estate exam?

from Lorna Kometani (privately): 11:24 AM

Hi! Will list of Q&A be provided for future reference?

from Proceso Corpuz to host (privately): 11:25 AM

Can homeless applicants should go over to the first wait list or have to wait as others does.

from Julie Tanner to all panelists: 11:36 AM

Can a landlord deny a potential tenant because of not wanting to work with a nonprofit agency that is assisting them with rent or because they are a homeless individual?

from David Chee to host (privately): 11:37 AM

Does a housing provider have a duty to provide language translation services? If not, whose responsibility is it to make sure that a tenant who does not speak English can be understood?

from Nola Watase to host (privately): 11:38 AM

Will you be holding a LEP webinar?

from Linda West to host (privately): 11:38 AM

Can a Landlord restrict a tenant who insists that he is practice his religious freedom by holding choir practice involving 30 people at 11pm every Thursday night disturbing the quiet enjoyment of other tenants?

from Samantha Ponz to host (privately): 11:41 AM

Can an affordable apartment complex require that an emotional support animal with papers be spayed or neutered?

from Samantha Ponz to host (privately): 11:41 AM

Or require the animal have several shots

from Evelyn Dereas to host (privately): 11:45 AM

Advertising: Now renting NO HUD Approved! Isn't this affecting the Fair Housing Law?

from Eric Wong Ron Daw to host & presenter: 11:55 AM

Is there a record keeping statute of limitation? How long do we as a housing provider need to keep files?

from Susan lee to host (privately): 12:01 PM

If it's in the house rules is this still a violation

from JOSEPH AGUON to all panelists: 12:03 PM

How should an employee enforce rules if a minor is violating the house rule and their parent isn't around?

from Roy Dela Cruz to host (privately): 12:07 PM

Are foreign investors protected under the Fair Housing?

from Julie Tanner to all panelists: 12:13 PM

Not allowing pets, fine, but to include in that statement no assistance or service animals

from David Moyer to host (privately): 12:14 PM

What about no ESAs/Service Animals on property where owner resides with fewer than 4 units?

from Albert Palmer to host (privately): 12:21 PM

Wouldn't that constitute a commercial activity?

from Summer Pakele to host (privately): 12:25 PM

Can you request documentation to verify a service/emotional animal such as Dr note, Veterinarian Shot records, etc.?

from Memory Pascua to host (privately): 12:25 PM

This in regarding a service or support animal. Is there a time frame for a facility or agency to retrieve all supporting documents? Will that be consider hindering the

process for the support that person needs? Also, does the person who is in need of the service or support animal, has to have the animal with them at all times or can they leave them home or with someone else?

FROM Q&A

Will a recording of this presentation be available?

Is it against the FHA for housing manager/military installation to create a new regulation that is disadvantageous to the client?

When the owner resides on property, can they discriminate in their advertising?

Is it against the Fair Housing Act for housing manager/military installation to generate a new regulation that is disadvantageous to tenant?

Are we using the same link for all sessions this month?

Are drug addiction and alcoholism considered an IMPAIRMENT or disability?
(ANSWERED)

Will future sessions go over when preference can be provided to families with children (familial status), elderly families, singles that are elderly/disabled - which is what housing authorities often times do? (ANSWERED)

Can you limit the number of occupants (family members) in a rental?
(ANSWERED?)

If a rental is not wheelchair accessible, it is discriminatory to not accept someone physically handicapped or in a wheelchair?

Is this session being recorded? If so, am I able to receive a copy along with the slides to share?

Can you please tell me again where to find the pdf slides? (ANSWERED)

Can a Landlord state that they do not allow pets and include therapy or service dogs?

Can a landlord require rentals insurance?

Can a landlord deny a potential tenant because of not wanting to work with a nonprofit agency that is assisting them with rent or because they are a homeless individual?

How should an employee enforce rules if a minor is violating the house rule and their parent isn't around?

What can landlords request from the tenant to ensure the emotional support animal is a valid?

When can a tenant request for a change in subsidy if they want a larger unit?

If we require all tenants to have renters insurance is this a violation?

How should an employee enforce rules if a minor is violating house rules and their parent isn't around?

A client reported to the landlord about rat issues in the unit. The landlord then gave a 45 day notification? Is that retaliation?

Are landlords allowed to ask applicants what their ethnicity is when applying for housing?